



SAMUEL WOOD

Henbarns Farmhouse, West Felton, Oswestry, Shropshire, SY11 4HE

Region £550,000



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West Felton, Oswestry, Shropshire, SY11 4HE



- Grade II Listed Farmhouse circa 1623
- Period Features & Beams Throughout
- Four Bedrooms & Two Bathrooms
- The Threshing Barn by separate negotiation
- Approximately 0.67 Acre Plot
- Three Spacious Reception Rooms
- Coaching Barn and The Dairy for renovation
- EPC Not Required

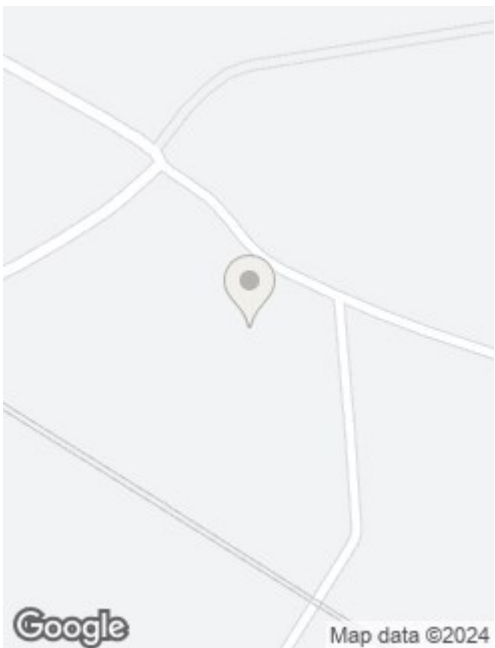
Welcome to Henbarns Farmhouse, a charming and picturesque property located in the delightful hamlet of Houghton, conveniently situated for commuting to Shrewsbury, Oswestry and Chester. Also being a short distance from the village of West Felton and its facilities. The property is set within 0.67 acres of gardens offering lovely views of the surrounding Shropshire countryside. We recommend viewing of the house and location with an opportunity to own this exceptional piece of countryside.

Henbarns Farmhouse is a true gem, boasting traditional allure as a Grade II listed property. With four generously-sized bedrooms, three reception rooms, a reception hall, a spacious kitchen, utility area, and a convenient ground floor shower room, there is no shortage of space for comfortable living and entertaining.

Adding to the appeal, there is a stone-built former Coaching Barn and The Dairy within the garden, offering even more potential for development with part planning permission, to provide a garden room/accommodation complementary to the farmhouse accommodation.







Directions

We recommend following the What3Words [///firework.frost.inflamed](https://www.what3words.com/#!/firework.frost.inflamed) to direct you to the property.

Services: We understand that the property has mains oil heating, mains electricity, mains water and private drainage.

Broadband Speed: Basic 7 Mbps & Ultrafast 1000 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

These details are awaiting final approval and may be subject to some changes.





Floor 0

Floor 1



Approximate total area⁽¹⁾
1922.54 ft²

Reduced headroom
48.22 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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